

Prepared by:
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Monroe, LA, 71201
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Emily Kaye Courteau Bar# 100570

3rd
Answer
Return To:
Morris & Associates
2309 Oliver Road
Monroe, LA, 71201
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GRANTOR:
Emily Kaye Courteau
2309 Oliver Road
Monroe LA 71201
318-330-9020

GRANTEE:
LNV Corporation
7195 Dallas Parkway
Plano, Tx 75024
800-342-4357

**Substitute Trustee's Deed
Indexing Instructions**

Lot 68, Sec C, Kingston West S/D, in Sec 28, T-1-S, R-8-W, Desoto Co., MS

STATE OF MISSISSIPPI
COUNTY OF DeSoto

WHEREAS, on the 8th day of January, 2007 and acknowledged on the 8th day of January, 2007, Thomas Presley aka Thomas L Presley, a single man, executed and delivered a certain Deed of Trust unto Lenders Title & Escrow, Trustee for Mortgage Electronic Registration Systems, Inc., Beneficiary, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of DeSoto County, Mississippi in Book 2671 at Page 333; and

WHEREAS, on the 10th day of March, 2008, Mortgage Electronic Registration Systems, Inc., assigned said Deed of Trust unto LNV Corporation, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 2959 at Page 263; and

WHEREAS, on the 23rd day of February, 2009, the Holder of said Deed of Trust substituted and appointed Emily Kaye Courteau, as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 2998 at Page 540; and

WHEREAS, default having been made in the payments of the indebtedness secured by the said Deed of Trust, and the holder of said Deed of Trust, having requested the sale for the purpose of paying said indebtedness or as much thereof as said brings; and

WHEREAS, I, Emily Kaye Courteau, Substitute Trustee advertised the sale of the following described real property by Substitute Trustee's Notice of Sale, dated September 3, 2009 by posting same at the bulletin board on the first floor in the middle of the building between the front and back door of the courthouse in DeSoto County and by publishing said Notice in DeSoto Times-Tribune for three (3) consecutive weeks, proof of publication being attached hereto as Exhibit "A" and incorporated herein by reference, which notice stated that the sale would be held on the 6th day of October, 2009, between the legal hours of 11 o'clock a.m. and 4 o'clock p.m., at public outcry, to the highest bidder for cash at the East front door at Courthouse located at 2535 Hwy. 51 South of the DeSoto County Courthouse at Hernando, Mississippi; and

WHEREAS, I, Emily Kaye Courteau, Substitute Trustee, did on the 6th day of October, 2009, within legal hours, offer for sale and did sell, to the highest bidder for cash at the East front door at Courthouse located at 2535 Hwy. 51 South of the DeSoto County Courthouse at Hernando, Mississippi the following described real property, to-wit:

Lot 68, Section C, Kingston West Subdivision, situated in Section 28, Township 1 South, Range 8 West, Desoto County, Mississippi, as per plat thereof recorded in Plat Book 45, page 15, in the Office of the Chancery Clerk of Desoto County, Mississippi.

WHEREAS, at said sale LNV Corporation was the highest bidder and best bidder, therefore, for the sum of \$29,820.00 and the same was then and there struck off to LNV Corporation and it was declared the purchaser thereof; and

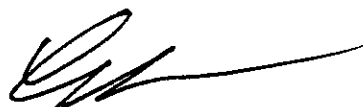
WHEREAS, everything necessary to be done to have a good and lawful sale was done in accordance with law and the terms of the Deed of Trust; and

NOW THEREFORE, I, Emily Kaye Courteau, Substitute Trustee, for the consideration of \$29,820.00 do hereby convey the above-described property to LNV Corporation.

I convey only such title as is vested in me as Substitute Trustee.

cls/F09-0333

WITNESS MY SIGNATURE, this the 8 day of October, 2009.

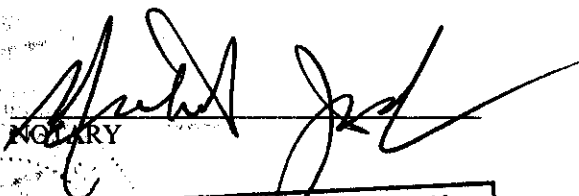


Emily Kaye Courteau, Substitute Trustee

STATE OF LOUISIANA

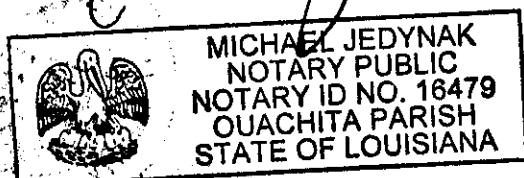
PARISH OF OUACHITA

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the aforesaid jurisdiction, on this, the 8 day of October, 2009, the within named Emily Kaye Courteau, Substitute Trustee, who acknowledged that (s)he executed the above and foregoing instrument of writing, after first having been duly authorized so to do as Substitute Trustee.



NOTARY

AT DEATH
MY COMMISSION EXPIRES



PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI
COUNTY OF DESOTO

Diane Smith personally appeared before me the undersigned in and for said County and State and states on oath that she is the **CLERK** of the DeSoto Times-Tribune, a newspaper published in the town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper 3 consecutive times, as follows, to-wit:

Substitute Trustee's Notice of Sale

STATE OF MISSISSIPPI

COUNTY OF DeSoto
WHEREAS, on the 8th day of January, 2007, and acknowledged on the 8th day of January, 2007, Thomas Presley aka Thomas L. Presley, a single man, executed and delivered a certain Deed of Trust unto Lenders Title & Escrow, Trustee for Mortgage Electronic Registration Systems, Inc., Beneficiary, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of DeSoto County, Mississippi in Book 2671 at Page 333; and

WHEREAS, on the 10th day of March, 2008, Mortgage Electronic Registration Systems, Inc., assigned said Deed of Trust unto LNV Corporation, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 2959 at Page 263; and

WHEREAS, on the 23rd day of February, 2009, the Holder of said Deed of Trust substituted and appointed Emily Kaye Courteau as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 2998 at Page 540; and

WHEREAS, default having been made in the payments of the indebtedness secured by the said Deed of Trust, and the holder of said Deed of Trust, having requested the undersigned so to do, on the 6th day of October, 2009, I will during the lawful hours of between 11:00 a.m. and 4:00 p.m., at public outcry, offer for sale and will sell, at the East front door at Courthouse located at 2535 Hwy. 51 South of the DeSoto County Courthouse at Hernando, Mississippi, for cash to the highest bidder, the following described land and property situated in DeSoto County, Mississippi, to-wit:

Lot 68, Section C, Kingston West Subdivision, situated in Section 28, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in

Volume No. 114 on the 15 day of Sept, 2009
Volume No. 114 on the 22 day of Sept., 2009
Volume No. 114 on the 29 day of Sept., 2009
Volume No. _____ on the _____ day of _____, 2009
Volume No. _____ on the _____ day of _____, 2009
Volume No. _____ on the _____ day of _____, 2009

Diane Smith

Plat Book 45, page 15, in the Office of the Chancery Clerk of DeSoto County, Mississippi.
I will only convey such title as is vested in me as Substitute Trustee
WITNESS MY SIGNATURE, this day September 3, 2009
Emily Kaye Courteau
Substitute Trustee
2309 Oliver Road
Monroe, LA 71201
(318) 330-9020
ds/F09-0333
PUBLISH: 9-15-09, 9-22-09, 9-29-09

Sworn to and subscribed before me, this 29 day of Sept, 2009

BY Judy A Douglas

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
MY COMMISSION EXPIRES: JANUARY 16, 2013
BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED



A. Single first insertion of 356 words @ .12 \$ 42.72
B. 2 subsequent insertions of 712 words @ .10 \$ 71.20
C. Making proof of publication and depositing to same \$ 3.00
TOTAL PUBLISHER'S FEE: \$ 116.92